

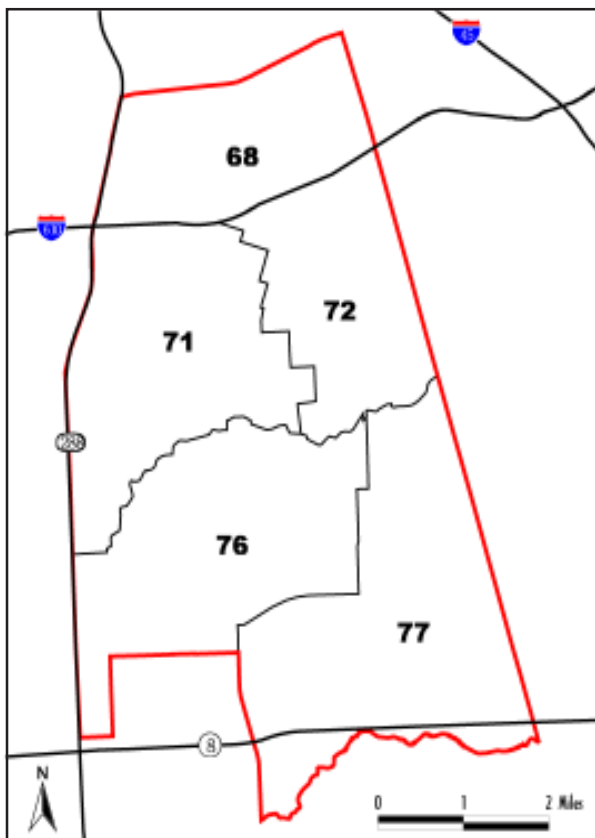
### Super Neighborhoods:

68 - OST / South Union  
71 - Sunnyside  
72 - South Park  
76 - South Acres / Crestmont  
77 - Minnetex

### Characteristics

- Total Population: 80,903
- Population Density: 4.2 persons per acre
- Persons Per Household: 2.91
- Total Area: 19,318 acres (30.18 sq miles)
- Houston City Council Districts: D & E
- Houston Independent School District
- 5 Police Beats including bordering beats
- 7% (average) of properties in long-term tax liens (homesteads not included)

### Superneighborhoods in Study Area



### Location within City



## Study Area 14 Descriptions

**OST/South Union** neighborhoods are in south central Houston inside Loop 610. Most of the homes in this community were built just after World War II and many have since been converted to commercial use, especially along Martin Luther King Boulevard. Other areas, such as LaSalette Place, remain deed restricted and well maintained. New home construction is occurring in various locations throughout the area. Recently, commercial development has revived along Old Spanish Trail, and the Shrine of the Black Madonna church has purchased and redeveloped a number of deteriorated properties near its sanctuary.

**Sunnyside** is the oldest African American community in south central Houston. It was originally developed to provide homes outside the city, but close enough for residents to commute. It has endured a number of detrimental land uses, including a major land fill which dominates the center of the community, a now-closed garbage incinerator next to the land fill, and a number of salvage yards. Recently, new developments have revived parts of the community, especially along Cullen Blvd.

**South Park** is a series of tract-home subdivisions developed along South Park Boulevard during the 1950s. The oldest subdivision consists of small frame homes on streets named for World War II battles that the original home buyers, many of whom were returning veterans, knew from personal experience. Throughout the area, many small and well-maintained homes remain, however, they are often adjacent to deteriorating properties or vacant lots. Many homes adjacent to Martin Luther King Boulevard, have been converted to various commercial uses.

**South Acres/Crestmont Park** is a suburban area of south central Houston across the Sims Bayou from Sunnyside. Most of the housing in the community is post-war single family in typical suburban street patterns, although there are some large apartment complexes on the eastern edge. Many homes adjacent to Sims Bayou have been flooded several times, and the Kennedy Heights neighborhood has a problem with toxic waste. The community is bordered by undeveloped land to the south, east and west, and was relatively inaccessible until the opening of the South Freeway in the early 1980s and the South Belt in 1990s.

**Minnetex** is an isolated, semi-rural area in south central Houston which experienced very little development. The recent opening of the South Belt through the southern edge of this community raises the possibility of new development. The scattered homes, small large-lot subdivisions, and occasional industrial facility are surrounded by acres of raw land which now has quick access via Beltway 8 to the rest of the metropolitan area. The only impediments to new growth now are the lack of water and sewer lines and possibly noise pollution because of the community's location in an approach path of Hobby Airport.

## Study Area 14 Overview

- **Population loss is an ongoing trend**

Population loss has been ongoing in the study area since 1980, though the rate of decrease has slowed significantly from -25% to -1.2%. Blacks continue to make up over 85% of the population, however, the Hispanic population nearly doubled while White, Black and Asian populations decreased. The proportion of persons 65 and older was high and continues to grow.

- **Below average study area population change -1.2% from 1990 to 2000**

Minnetex had the largest (14.6%) decline in population from 1990 to 2000. South Park has the largest share of population (27.5%) in Study Area 14

- **Stable homeownership**

Homeownership in the area is relatively high and the number of owner occupied units remained unchanged over the study period. The vacancy rate dropped by almost half, possibly due to the loss of nearly 1,000 residential units and an increase in renter occupied units. In spite of the population loss, the number of households in the area increased 5%. This might be explained by the corresponding decrease in persons per household.

- **Opportunities exist in large undeveloped areas to the south**

Over 1/3 of the study area is undeveloped, primarily south of Sims Bayou. Development activity here has been limited by the need for costly infrastructure improvements. Vacant and undeveloped lots in older, declining neighborhoods in the northern sections provide opportunities for infill housing. In recent years, some small multi-family developments were constructed north of 610. The study area's proximity to the Medical Center make these opportunities attractive, however, public intervention may be necessary to stimulate any new investment.

- **Economic conditions continue to decline**

- ✓ *Between 1990 and 2000, the number of persons with no high school diploma increased significantly (112.5%) and the number of persons with some college fell.*
- ✓ *Working age population decreased significantly*
- ✓ *Incomes in this area remained low, but have increased slightly since 1990.*
- ✓ *Growing elderly and school aged populations*
- ✓ *High female to male ratio*
- ✓ *Loss of 1,000 residential units*

## Study Area 14 Demographics

### Population by Super Neighborhood

- One of the few Study Areas to see an overall decline in population.
- Super Neighborhoods 71 and 72 show a slight decline while 77 showing substantial decline in population in terms of percentage..

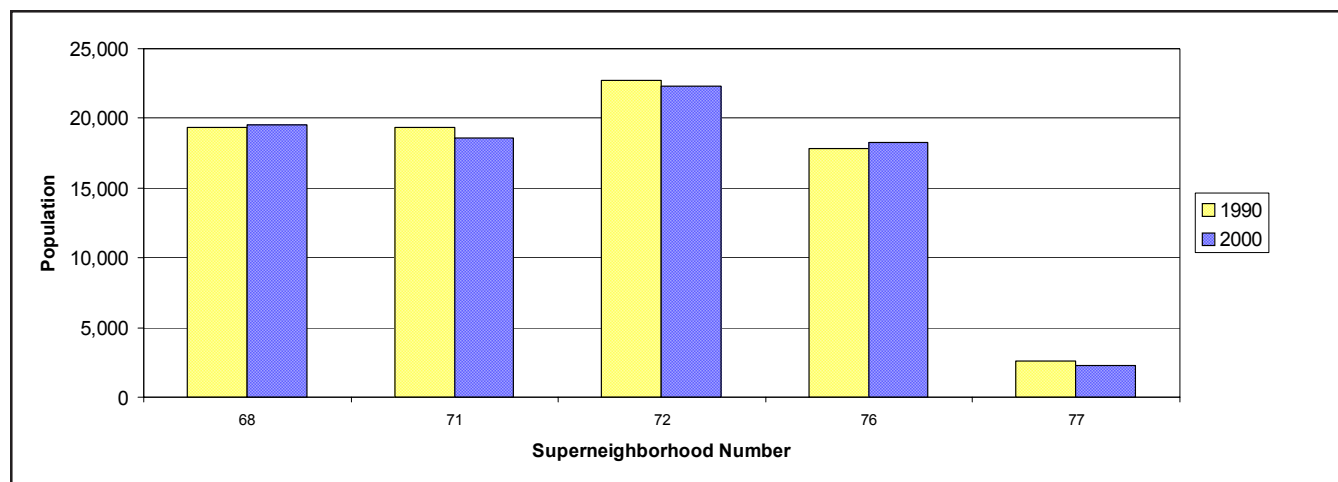
**Table 5.14.0.**  
**Population Change by Superneighborhood (SN)**

Source: US Census Bureau

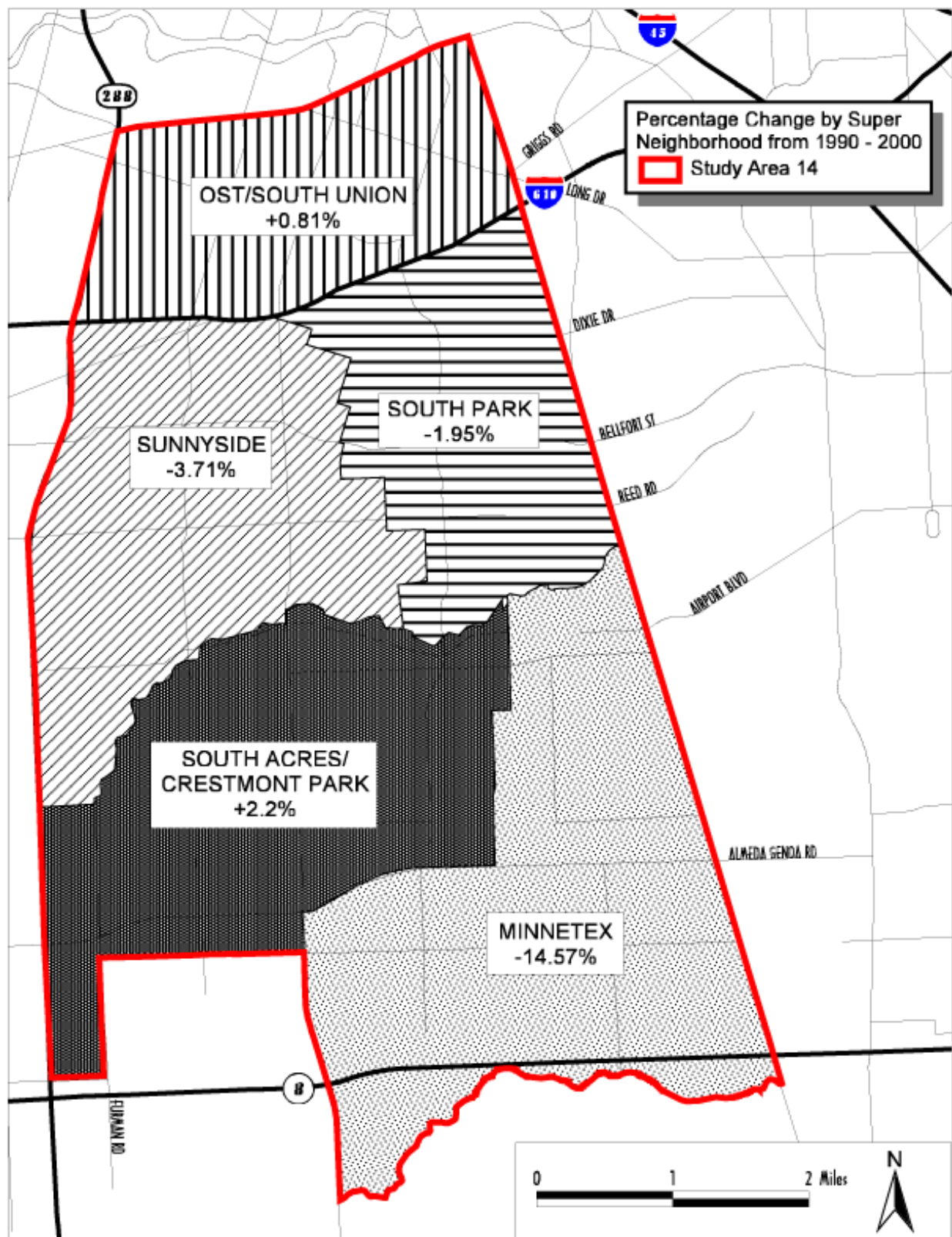
Superneighborhood Name	SN#	1990	2000	# change	% change
OST/South Union	68	19,366	19,523	157	0.8%
Sunnyside	71	19,347	18,629	-718	-3.7%
South Park	72	22,724	22,282	-442	-1.9%
South Acres/Crestmont	76	17,832	18,224	392	2.2%
Minnetex	77	2,628	2,245	-383	-14.6%
<b>TOTAL</b>		<b>81,897</b>	<b>80,903</b>	<b>-994</b>	<b>-1.2%</b>

**Figure 5.14.0.**  
**Study Area 14 Population Change**

Source: US Census Bureau



## Study Area 14 Demographics



**Map 5.14.1. Population Change by Super Neighborhood 1990-2000**

Source Data: U. S. Census Bureau 1990-2000






## Study Area 14 Demographics






### Race and Ethnicity

- Tendency toward stagnation
- Negative overall growth
- Whites leaving at double the citywide rate
- Asians also showed a decline contrary to citywide gain
- Black majority - 86.7% of the Study Area population

**Table 5.14.1.**  
**Population by Race/Ethnicity**

Source: US Census Bureau

Study Area 14				
		1990	2000	% change
White		2,002	1,411	-29.5%
Black		76,248	70,157	-8.0%
Hispanic		2,963	8,242	178.2%
Asian		630	583	-7.5%
Other		54	510	844.4%
<b>TOTAL</b>		<b>81,897</b>	<b>80,903</b>	<b>-1.2%</b>

City of Houston				
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
<b>TOTAL</b>		<b>1,705,284</b>	<b>1,953,631</b>	<b>14.6%</b>

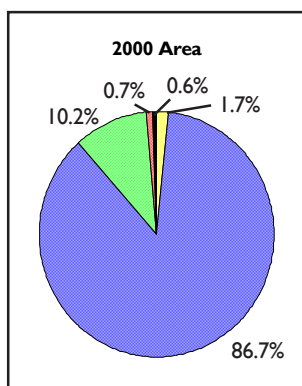
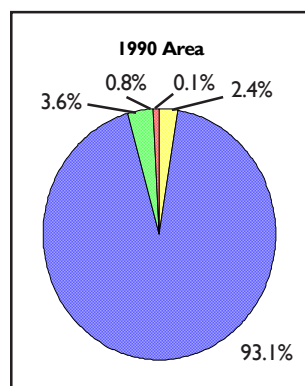
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

**Figure 5.14.1.**  
**Population by Race/Ethnicity**

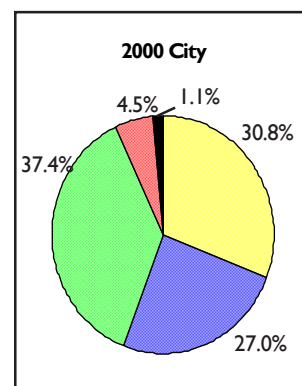
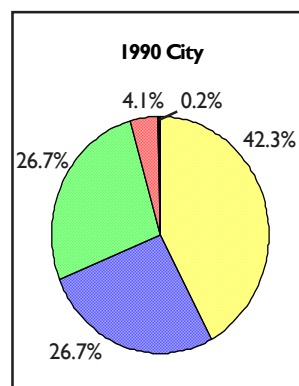
Source: US Census Bureau

#### Study Area 14--percent of total

#### City of Houston--percent of total



Legend as shown above in Table 5.14.1



Legend as shown above in Table 5.14.1





## Study Area 14 Demographics





### Gender and Age

- Decline in population mainly due to working age adults leaving the study area.
- Growth in number of seniors almost double the City's percentage increase.
- Number of males decreased by 3.1% compared to City's 15.3% increase.
- Proportion of females (54.3%) high compared to City as a whole (50.1%)

**Table 5.14.2.**  
**Population by Gender and Age**

Source: US Census Bureau

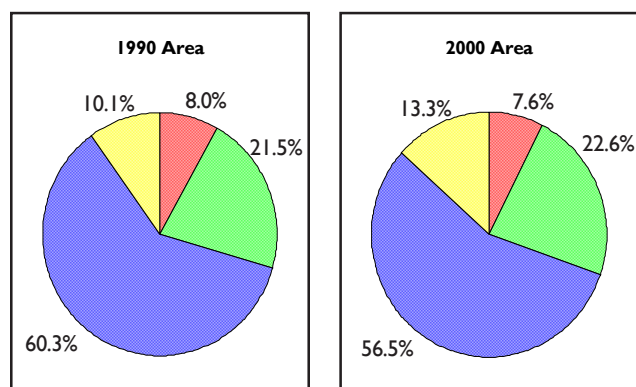
		1990	2000	% change
<b>Study Area 14</b>				
Age 0-4		6,585	6,177	-6.2%
Age 5-17		17,643	18,302	3.7%
Age 18-64		49,373	45,687	-7.5%
Age 65+		8,296	10,737	29.4%
MALE		38,153	36,956	-3.1%
FEMALE		43,744	43,947	0.5%
TOTAL		81,897	80,903	-1.2%

		1990	2000	% change
<b>City of Houston</b>				
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

**Figure 5.14.2.**  
**Population by Gender and Age**

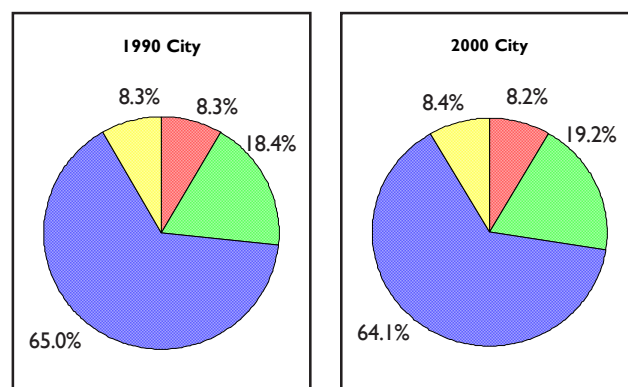
Source: US Census Bureau

**Study Area 14--percent of total**



Legend as shown above in Table 5.14.2

**City of Houston--percent of total**



Legend as shown above in Table 5.14.2



## Study Area 14 Demographics

### Educational Attainment

- Large increase in number and proportion of persons 25+ with no high school diploma
- Study Area with the highest percentage of persons 25+ with high school diploma in 2000.

**Table 5.14.3.**  
**Population 25 and Over by Educational Attainment**

Source: US Census Bureau

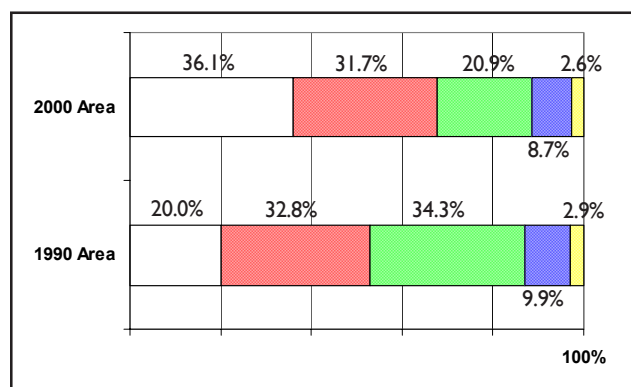
Study Area 14				
	1990	2000	% change	
No Diploma	8,298	17,632	112.5%	
High School	13,607	15,503	13.9%	
Some College	14,201	10,198	-28.2%	
Bachelor's	4,118	4,240	3.0%	
Grad/Prof.	1,210	1,294	7.0%	
<b>TOTAL</b>	<b>41,434</b>	<b>48,867</b>	<b>17.9%</b>	

City of Houston				
	1990	2000	% change	
No Diploma	263,458	355,445	34.9%	
High School	224,181	245,299	9.4%	
Some College	265,983	228,985	-13.9%	
Bachelor's	191,128	255,173	33.5%	
Grad/Prof.	92,288	116,252	26.0%	
<b>TOTAL</b>	<b>1,037,037</b>	<b>1,201,154</b>	<b>15.8%</b>	

**Figure 5.14.3.**  
**Population 25 and Over by Educational Attainment**

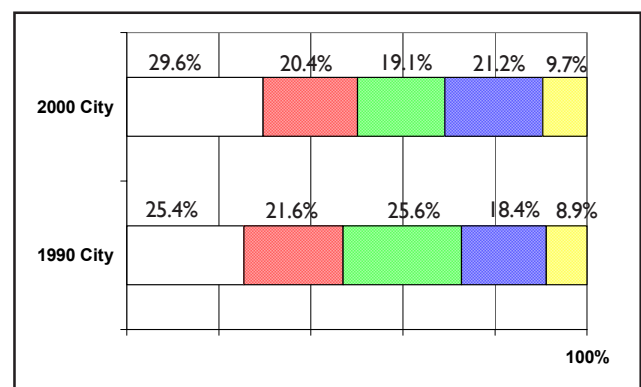
Source: US Census Bureau

#### Study Area 14--percent of total



Legend as shown above in Table 5.14.3

#### City of Houston--percent of total



Legend as shown above in Table 5.14.3



# Study Area 14 Demographics

## Housing and Households

- Total housing units decreased
- Decreasing household size allowed number of households to increase despite decrease in population.
- Decline in vacancy rate higher than the City..

2000 Total Units	30,245
Single-family	26,556
Multi-family	3,654
Other	34

**Table 5.14.4. Household Characteristics**

Source: US Census Bureau

	Study Area 14		
	1990	2000	% change
<b>HOUSEHOLDS</b>	26,393	27,652	4.8%
<b>persons per HH</b>	3.10	2.91	-6.3%

	City of Houston		
	1990	2000	% change
<b>HOUSEHOLDS</b>	638,705	717,945	12.4%
<b>persons per HH</b>	2.60	2.67	2.7%

**Table 5.14.5. Housing Units by Tenure**

Source: US Census Bureau

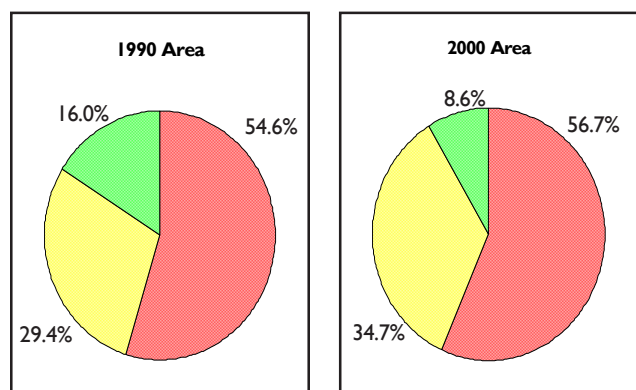
	Study Area 14		
	1990	2000	% change
<b>Occupied</b>	26,393	27,652	4.8%
<b>Owner</b>	17,155	17,148	0.0%
<b>Renter</b>	9,238	10,504	13.7%
<b>Vacant</b>	5,027	2,593	-48.4%
<b>TOTAL UNITS</b>	31,420	30,245	-3.7%

	City of Houston		
	1990	2000	% change
<b>Occupied</b>	638,705	717,945	12.4%
<b>Owner</b>	293,355	328,741	12.1%
<b>Renter</b>	345,350	389,204	12.7%
<b>Vacant</b>	112,928	64,064	-43.3%
<b>TOTAL UNITS</b>	751,633	782,009	4.0%

**Figure 5.14.4. Housing Units by Tenure**

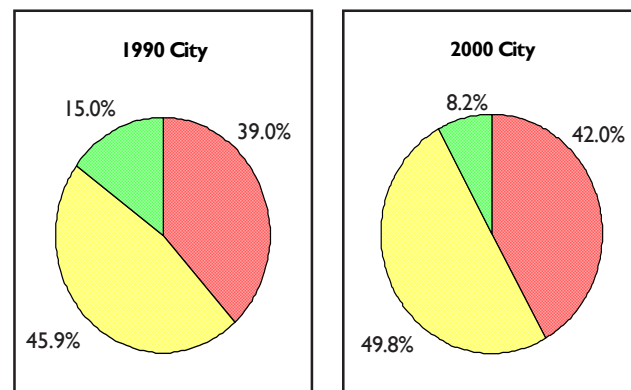
Source: US Census Bureau

**Study Area 14--percent of total**



Legend as shown above in Table 5.14.5

**City of Houston--percent of total**



Legend as shown above in Table 5.14.5

## Study Area 14 Demographics

### Household Income

- Lowest average median income (\$24,505)
- Lowest percentage of households with income over \$75,000
- Second-highest percentage of households with income under \$15,000
- Middle income categories match City averages

**Table 5.14.6.**  
**Households by Household Income**

Source: US Census Bureau

Study Area 14				
	1990	2000	% change	
< \$15K	12,068	9,612	-20.3%	
\$15K—\$25K	5,132	4,625	-9.9%	
\$25K—\$35K	3,558	3,986	12.0%	
\$35K—\$50K	3,341	4,125	23.5%	
\$50K—\$75K	1,748	3,246	85.7%	
>\$75K	683	2,072	203.5%	
<b>TOTAL</b>	<b>26,529</b>	<b>27,666</b>	<b>4.3%</b>	

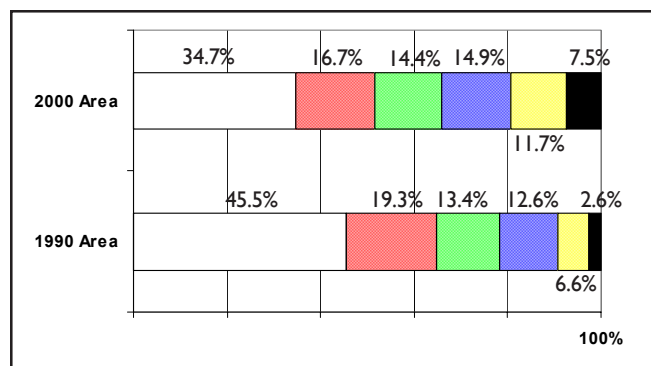
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
<b>TOTAL</b>	<b>649,442</b>	<b>718,897</b>	<b>10.7%</b>	

Note: The total number of households shown in this table is based on sample data.

**Figure 5.14.5.**  
**Households by Household Income**

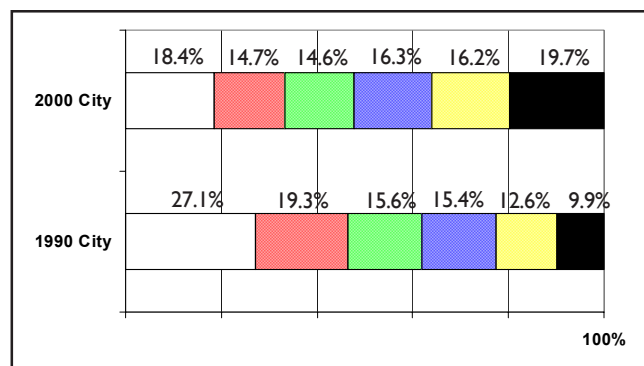
Source: US Census Bureau

#### Study Area 14--percent of total



Legend as shown above in Table 5.14.6

#### City of Houston--percent of total



Legend as shown above in Table 5.14.6

# Study Area 14 Land Use

## Existing Land Use Patterns

- 32.6% of study area is *Undeveloped/Vacant*

Study Area 14 covers 19,318 acres and is located in the southern part of the city; extending from SH 288 east towards I-45 and stretching from Loop 610 to Beltway 8.

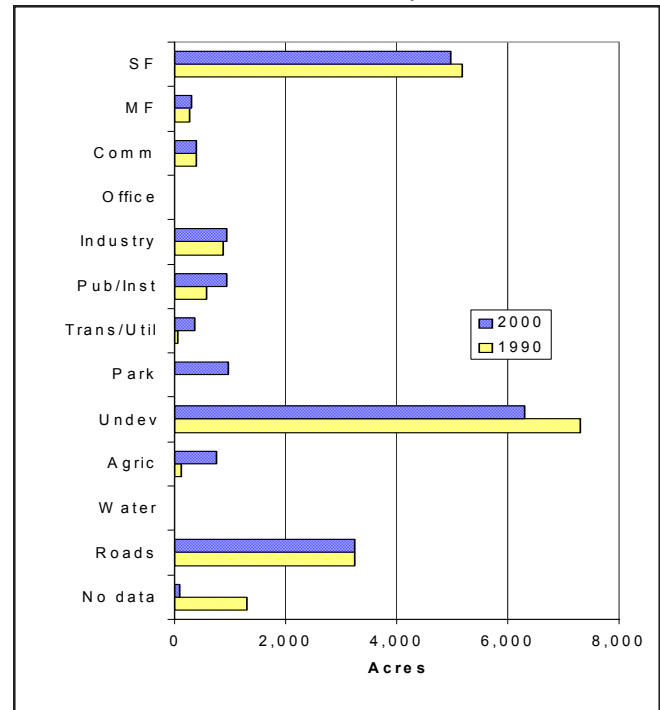
**Single-family uses** make up about 20% of the land and tend to concentrate in old subdivisions to the north of Loop 610 and in the central portion of the area. South of Sims Bayou single-family uses diminish, new development has occurred and lot size increased.

**Multi-family uses** cover 3.7% of the land, having increased by approximately 12% since 1990 and are scattered throughout the area.

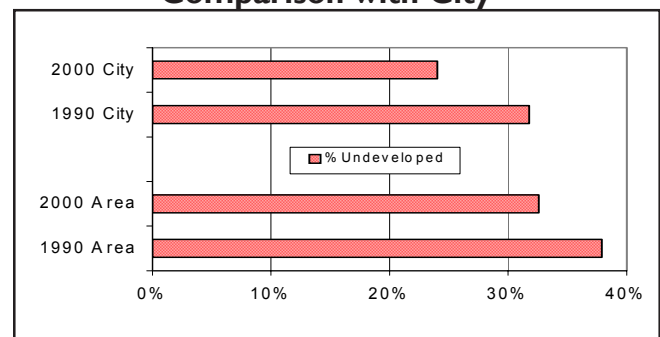
**Commercial and office uses** make up slightly more than 5% of the area, but office space is only 24 acres decreasing from 26 acres in 1990. Some office space exists along Old Spanish Trail. Commercial uses are found along Cullen Blvd, Griggs Rd., Martin Luther King Blvd between Bellfort Rd. and Loop 610, Reed Rd. and Old Spanish Trail. New development tended to locate mainly along Cullen Blvd.

**Figure 5.14.6 Study Area 14 Land Use**

Source: City of Houston GIS



## Comparison with City



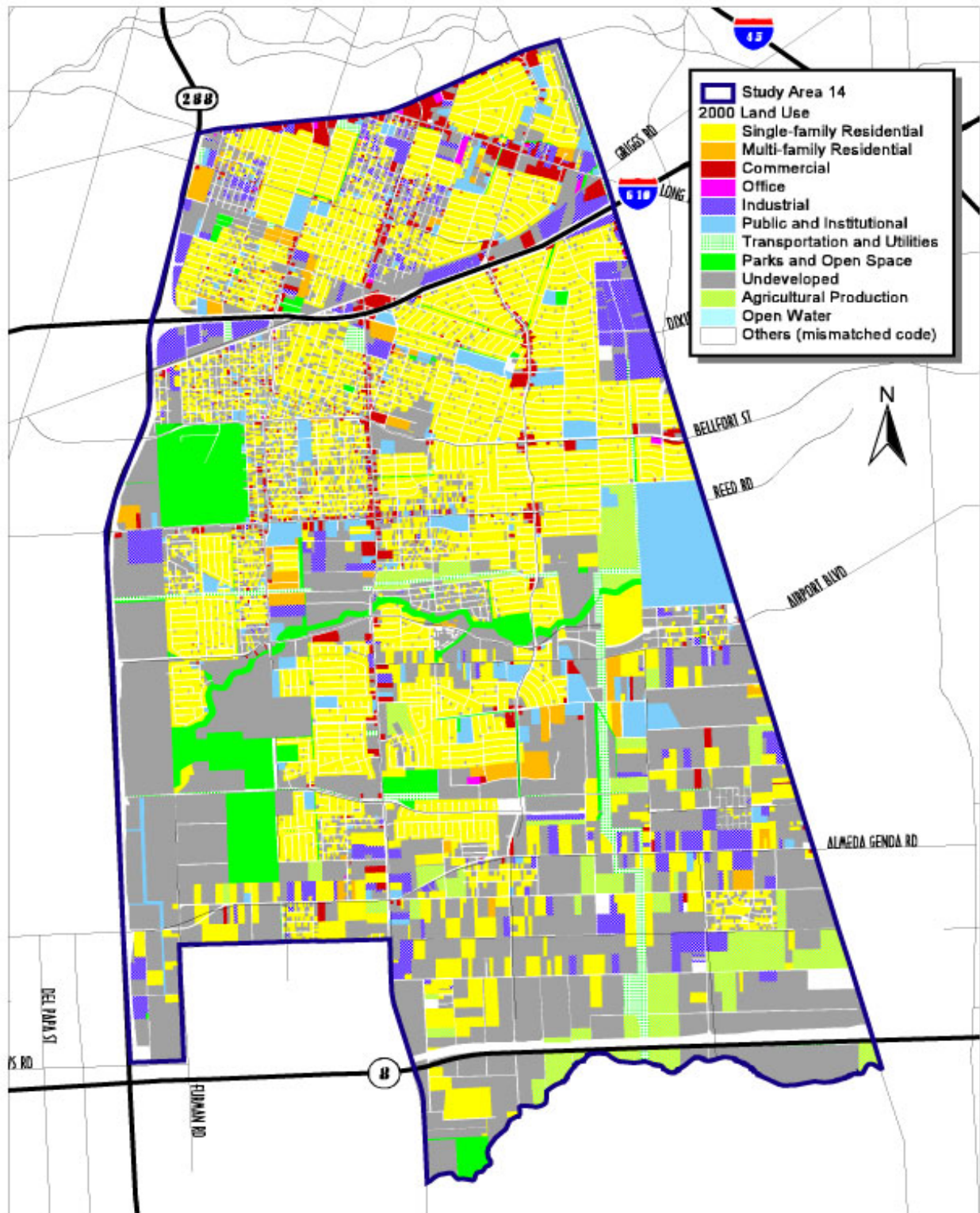
Source: City of Houston GIS

**Table 5.14.7. Acreage by Land-Use Category**

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,173.1	4,976.7	-3.8%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	273.9	307.6	12.3%	12,256.3	14,648.2	19.5%
Commercial (Com)	382.6	400.8	4.8%	12,281.1	15,386.2	25.3%
Office	26.0	23.7	-8.6%	4,031.2	4,811.9	19.4%
Industrial	865.7	943.5	9.0%	21,361.8	25,762.2	20.6%
Public/Institutional	582.0	934.6	60.6%	13,341.7	20,061.5	50.4%
Trans/Utilities	46.9	374.5	699.1%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.0	967.0	0.0%	1,460.2	32,089.7	2097.6%
Undeveloped	7,307.9	6,299.7	-13.8%	120,734.2	91,366.6	-24.3%
Agricultural	117.8	757.7	543.4%	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1033.6%
Roads	3,230.4	3,230.4	0.0%	56,559.1	56,559.1	0.0%
No Data	1,311.8	101.6	-92.3%	52,355.0	4,472.8	-91.5%

## Study Area 14



**Map 5.14.2. Land Use 2000**

Source Data: Harris County Appraisal District (HCAD)

## *Study Area 14 Land Use*

**Industrial uses** 944 acres, make-up nearly 6.5% of the study area. These uses tend to concentrate along the Loop and Mykawa Road. Pockets of industrial land are also located north of the Loop and along Almeda Genoa. Industrial areas increased in the last decade by 9 percent. New development included warehouses and manufacturing located along Holmes Rd., Mykawa, Almeda Genoa and Cullen Blvd.

**Public and Institutional uses** comprise about 935 acres of land. A large parcel east of Mykawa, which used to be a correctional facility, has been converted into Law Park. New churches and church related uses are being built throughout the area.

**Transportation and utilities** account for 2.9% of the land. In the decade of 1990 the City built a sewage lift station and a wastewater treatment plant on West Fuqua.

**Parks and Open Space** covers 8.1% of the study area. Law and Sunnyside are the largest parks. The first is located between Bellfort in the north and Reed in the south, while the second is located at Mykawa Rd. and the Sims Bayou. A linear park is found along Sims Bayou.

**Agricultural land** covers 2.5% of the study area. Many parcels in the south are used for pastures and ranch related activities, and contribute to the Study Area's rural character.

**Vacant land** is 32.6% of the total study area with 6,230 acres of land located mostly south of Sims Bayou. There was a 6% decrease in undeveloped land from 1990.

**Roads** and right of ways make up 16.7% of the total land area, which is slightly above the citywide figure of 14.9%. Loop 610 and Beltway 8 are the two largest arteries in this study area; both travel east to west as do Airport Blvd. and Bellfort St., which are smaller thoroughfares. Mykawa Rd., and Cullen Blvd. are major north-south thoroughfares.



## Study Area 14 2000 Basic Demographics\*

**Table 5.14.8.**  
**2000 Demographics by Super Neighborhood**

	Super Neighborhood					Study Area 14 Total
	OST South Union #68	Sunnyside #71	South Park #72	South Acres Crestmont Park #76	Minnetex #77	
<b>Total Population</b>	<b>19,523</b>	<b>18,629</b>	<b>22,282</b>	<b>18,224</b>	<b>2,245</b>	<b>80,903</b>
White	1.6%	0.6%	1.4%	1.3%	18.9%	1.7%
Black	84.1%	93.4%	81.4%	94.6%	42.9%	86.7%
Hispanic	13.0%	3.8%	16.2%	3.3%	35.2%	10.2%
Asian**	0.7%	1.5%	0.4%	0.2%	1.9%	0.7%
Other	0.6%	0.7%	0.6%	0.6%	1.1%	0.6%
<b>Educational Attainment</b>						
<b>Persons 25 years and over</b>	<b>11,817</b>	<b>11,155</b>	<b>13,761</b>	<b>10,889</b>	<b>1,246</b>	<b>48,867</b>
No High School Diploma	37.7%	37.5%	39.8%	27.7%	40.4%	36.6%
High School Diploma & higher	62.3%	62.5%	60.2%	72.3%	59.6%	63.4%
<b>Household Income</b>						
<b>Total Households</b>	<b>7,031</b>	<b>6,722</b>	<b>7,115</b>	<b>6,092</b>	<b>706</b>	<b>27,666</b>
Below \$25,000	57.5%	59.3%	46.1%	42.6%	47.2%	50.5%
Above \$25,000	42.5%	40.7%	53.9%	57.4%	52.8%	49.5%
<b>Labor Force</b>						
<b>Persons 16 and over</b>	<b>7,438</b>	<b>6,415</b>	<b>8,749</b>	<b>7,205</b>	<b>916</b>	<b>30,722</b>
Employed	85.9%	82.4%	86.2%	90.3%	90.1%	87.0%
Unemployed	14.1%	17.6%	13.8%	9.7%	9.9%	13.0%
<b>Housing</b>						
<b>Total Occupied Units</b>	<b>7,036</b>	<b>6,839</b>	<b>6,915</b>	<b>6,112</b>	<b>751</b>	<b>27,653</b>
Owner Occupied	53.4%	53.7%	74.7%	68.0%	52.2%	60.4%
Renter Occupied	46.6%	46.2%	25.3%	32.0%	47.8%	39.6%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: \* Data at this level is not available for 1990 based on Super Neighborhood boundaries.

\*\* Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander